

Butler County Board of Commissioners

Planning Department

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Commissioners

Leslie A. Osche, ***Chairman***
Kimberly D. Geyer, ***Vice Chairman***
Kevin E. Boozel, ***Secretary***



Planning Department

Mark Gordon

MINUTES

BUTLER COUNTY PLANNING COMMISSION COUNTY GOVERNMENT BUILDING 5TH FLOOR

June 15, 2022

I. ROLL CALL

Jesse Hines called the meeting to order at 4:30 p.m. with the following members and staff in attendance:

Commission:

Jesse Hines, Chairman
Ron Henshaw, Secretary
Tom Kamerer
Barbara Sutton
Cheryl Hughes
Charles McCall
Brent Thomas
Larry Kurpakus

Staff:

Joel MacKay

I. APPROVAL OF MINUTES

May 18, 2022

*Tom Kamerer made a motion to approve the minutes. Cheryl Hughes seconded the motion. **The motion passed.***

II. PUBLIC COMMENT

None

III. SUBDIVISION REVIEW

Joel reviewed all the plans for presentation to the Commission prior to the meeting. Plans were emailed to all members and Mark prior to the meeting for review.

*Charles McCall made a motion to approve the Action Plan Comments under the County SALDO as amended with comments. Larry Kurpakus seconded the motion. **The motion passed.***

*Brent Thomas made a motion to approve the Major Plans under Municipal SALDO as amended with comments. Tom Kamerer seconded the motion. **The motion passed.***

*Larry Kurpakus made a motion to approve the Minor Plans under Municipal SALDO as amended with comments. Charles McCall seconded the motion. **The motion passed.***

BCPC members, who have a conflict of interest in a plan, abstain from voting on that plan as noted next to the plan.

IV. OFFICER and COMMITTEE REPORTS

***Chairman**

Nothing to Report

***Secretary**

Nothing to Report

V. PLANNING DEPARTMENT REPORT

Joel asked for ideas on how to require property owners to record revised deeds when a parcel is altered. The board had a general discussion about this isolated problem. No solutions were identified. Joel will reach out to the county solicitor and other counties for ideas.

Application fees received this month totaled \$1,620 and year to date total of \$26,350.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. ADJOURNMENT

*Tom Kamerer made a motion to adjourn. The motion was seconded by Charles McCall. **The motion passed**, and the meeting adjourned at 5:05PM.*

BCSALDO PLANS

(1)

Fairview Borough

U.P. Church of Fairview, Lot Line Revision, #22118

BCPC did not have any comments and approves this plan.

Staff Summary; Reconfigure Two Neighboring Lots, Same Owner

MAJOR PLANS

(6)

Butler Township

Spencer Geibel Funeral Home, Site Plan, #22121

BCPC did not have any comments on this plan.

Staff Summary; Funeral Home Expansion, Additional Building, Parking and Storm Water Detention

Interstate Pipe & Supply, Site Plan, #22127

BCPC did not have any comments on this plan.

Staff Summary; Additions to Existing Building

Cranberry Township

Cenci's Pizza, Site Plan, #22113

BCPC did not have any comments on this plan.

Staff Summary; New Restaurant and Bar

Donegal Township

Knoll (Revised), 5 Lots & Residual, #22003

BCPC notes that the PA DEP “10 Acre Permit Exemption” being applied for has very strict requirements. Please ensure the applicant qualifies for this sewage planning exemption and the plan’s technical isolation distances are met. Please consult with PA DEP if necessary.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivision for Estate Settlement

Summit Township

Moore, 1 Lot, Residual & RW, #22120

BCPC did not have any comments on this plan.

Staff Summary; Separation of Two Homes for Estate Settlement

Hunter Body Shop, Site Plan, #22129

BCPC did not have any comments on this plan.

Staff Summary; Replacing Building Destroyed by Fire

MINOR PLANS

(10)

Adams Township

Whitetail Meadows, Lot Line Revisions, #22122

BCPC did not have any comments on this plan.

Staff Summary; Party Walls

Berkopec/Blythe, Lot Line Revision, #22123

BCPC did not have any comments on this plan.

Staff Summary; LLR between Neighbors

DeMarco/Brushey, Lot Line Revision, #22125

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbors

Butler Township

Geibel/Caparosa, Lot Line Revision, #22128

BCPC did not have any comments on this plan.

Staff Summary; LLR Between Neighbor for Funeral Home Expansion

Jackson Township

Herford Manor #2, 1 Lot & Residual, #22119

BCPC did not have any comments on this plan.

Staff Summary; Subdivision of One Large Parcel into Two, Same Family

Middlesex Township

Fieldstone Ridge #1, 1 Lot, Residual & LLR, #22124

BCPC did not have any comments on this plan.

Staff Summary; Subdivide One Lot into Two and Move a Lot Line between Two other Lots

Muddy Creek Township

Morris, 3 Lots, #22114

BCPC did not receive sewage facilities planning requirements for Lot #3 of this subdivision as required by PA Act 537.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivide 7.085 Acre Parcel into 3 Lots, Same Owners

Colosimo, 1 Lot & Residual, #22115

BCPC did not receive sewage facilities planning requirements for Lot 6 of this subdivision as required by PA Act 537.

BCPC did not have any other comments on this plan.

Staff Summary; Subdivide a 1.64 Acre Lot with a Metal Building from a 3.65 Acre Lot with a Home.

Summit Township

McGrady/Barnes, Lot Line Revision, #22116

BCPC did not have any comments on this plan.

Staff Summary; Lot Line Revision between Neighbors

Weiland, 1 Lot & Residual, #22126

BCPC did not have any comments on this plan.

Staff Summary; Subdivide 15 Acre Non-Building Agriculture Parcel off 35.657 Acre Parcel with House

Respectfully submitted by

Joel R. MacKay, for

Ron Henshaw, Secretary